



# City of Lowell - Planning Board

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## Planning Board Agenda

Monday, November 21, 2022 at 6:30 p.m.

**This meeting will occur in-person with the option to join remotely. You can choose to attend in-person in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:**

1. Join via your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/9410770919>
2. Call 646-558-8656 and enter the MEETING ID: 941 077 0919
3. Watch LTC Channel 99
4. Watch online at: [www.ltc.org/watch/channel-99](http://www.ltc.org/watch/channel-99)

Review all application documents online at: [www.lowellma.gov/1098/Planning-Board](http://www.lowellma.gov/1098/Planning-Board)

### I. Minutes for Approval

11/7/2022 Meeting Minutes

### II. Continued Business

### III. New Business

#### Site Plan Review – 70 Wilbur Street 01851

Tastebud Farms, LLC has applied to the Lowell Planning Board to operate an Adult Use Marijuana Cultivation and Manufacturing Facility at 70 Wilbur Street. The subject property is located in Light Industrial (LI) zoning district. The proposal requires Site Plan Review approval pursuant Section 7.10 and Section 11.4 of the Lowell Zoning Ordinance.

#### Definitive Subdivision – 42 B Street 01851

Tyler Provost has applied to the Lowell Planning Board to subdivide the existing lot and construct a two-family home on the newly created lot. This property is located in the Traditional Two Family (TTF) zoning district. The newly created lots will not meet the minimum frontage requirements pursuant to Section 5.1 of the Lowell Zoning Ordinance. The project requires Definitive Subdivision approval from the Lowell Planning Board under Lowell's Subdivision of Land Regulations.

### IV. Other Business

#### Pre-Application Hearing – 125 Perry Street

ZR Development Group, LLC has requested a Pre-Application hearing with the Lowell Planning Board regarding a proposal for 125 Perry Street. The property is currently utilized as a church. The applicant would like to convert the parcel into thirty (30) multi-family housing units.

### V. Notices

### VI. Further Comments from Planning Board Members

### VII. Adjournment